## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	5/15-19 Graham Road, Highett Vic 3190
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000	&	\$850,000
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#### Median sale price

Median price	\$746,000	Pro	perty Type	Jnit		Suburb	Highett
Period - From	23/01/2023	to	22/01/2024		Source	REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price Date of sale

1	2/10 Spring Rd HIGHETT 3190	\$900,000	25/11/2023
2	17a Herbert St HIGHETT 3190	\$850,000	05/08/2023
3	4/82-90 Wilson St CHELTENHAM 3192	\$785,000	06/12/2023

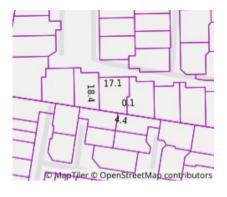
#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/01/2024 13:16
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Rooms: 4

Property Type: Unit Land Size: 327 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$780,000 - \$850,000 **Median Unit Price** 23/01/2023 - 22/01/2024: \$746,000

# Comparable Properties



2/10 Spring Rd HIGHETT 3190 (REI)

Price: \$900,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit Land Size: 328 sqm approx Agent Comments



17a Herbert St HIGHETT 3190 (REI/VG)

Price: \$850,000 Method: Auction Sale Date: 05/08/2023

Property Type: House (Res) Land Size: 263 sqm approx **Agent Comments** 

Agent Comments



4/82-90 Wilson St CHELTENHAM 3192 (REI)

**-**2



Method: Sold Before Auction

Date: 06/12/2023 Property Type: Unit Land Size: 205 sqm approx

Price: \$785,000

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



